

PRIME RETAIL FOR LEASE
PARKER CROSSROADS
10841 S. CROSSROADS DRIVE, PARKER, CO 80134



AVAILABLE

PROPERTY FEATURES

- Available Immediately for Lease
- Heavy Build-out with Updated Finishes
- Former Lab Space - Landlord Flexible on Use:
Vape / Smoke / Liquor Store NOT Permitted
- Ideal Layout for Retail / Office, or Counselor / Clinic
- Active Center with Direct Parker Rd. Frontage
- EV Charging Station on site with Ample Parking
- Join Other Crossroads Tenants Including: A+ Driving School, Hush Little Baby Boutique, Cosmo Prof, StretchLab, Parker Optical, and More
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 4: ±1,200 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$3,600.00 / Month
PARKING	7.5 / 1000
BUILDING SIZE	52,560 SF
Y.O.C.	1984
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	39,288	\$131,348	\$450,397
5 Mile	121,674	\$137,234	\$468,561
10 Mile	500,572	\$140,897	\$479,665

PARKER MARKET SERVICE AREA

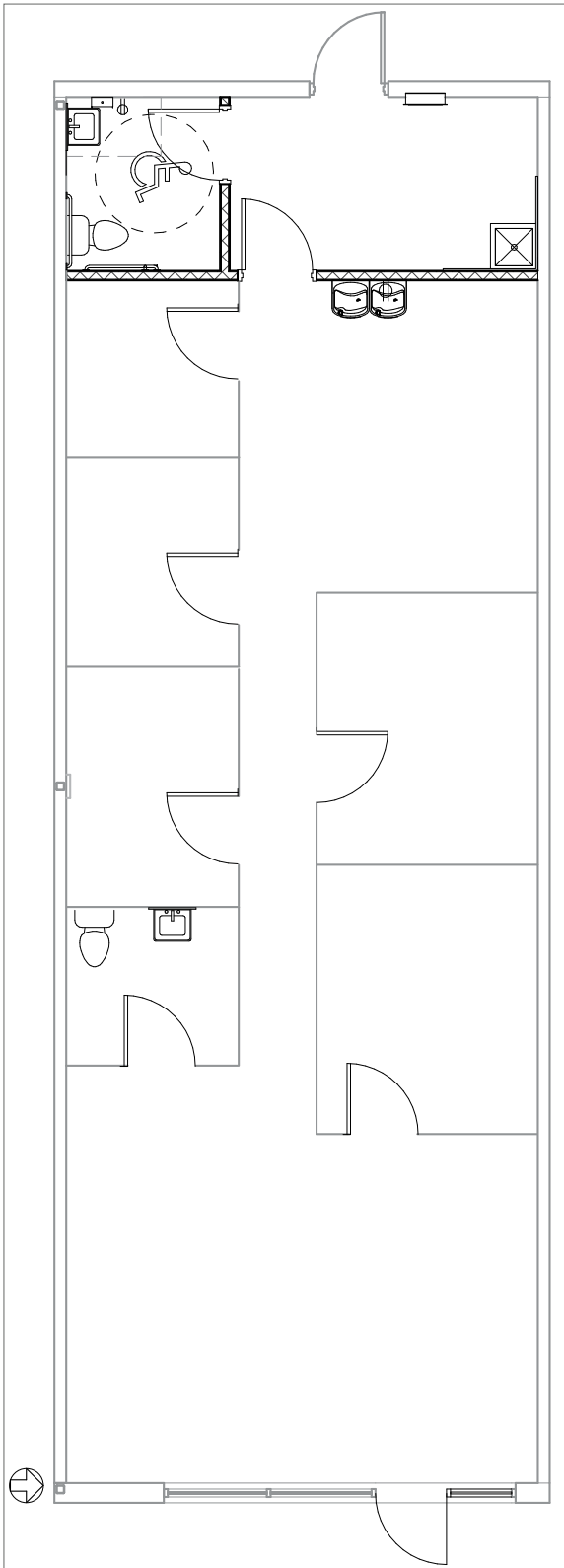
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

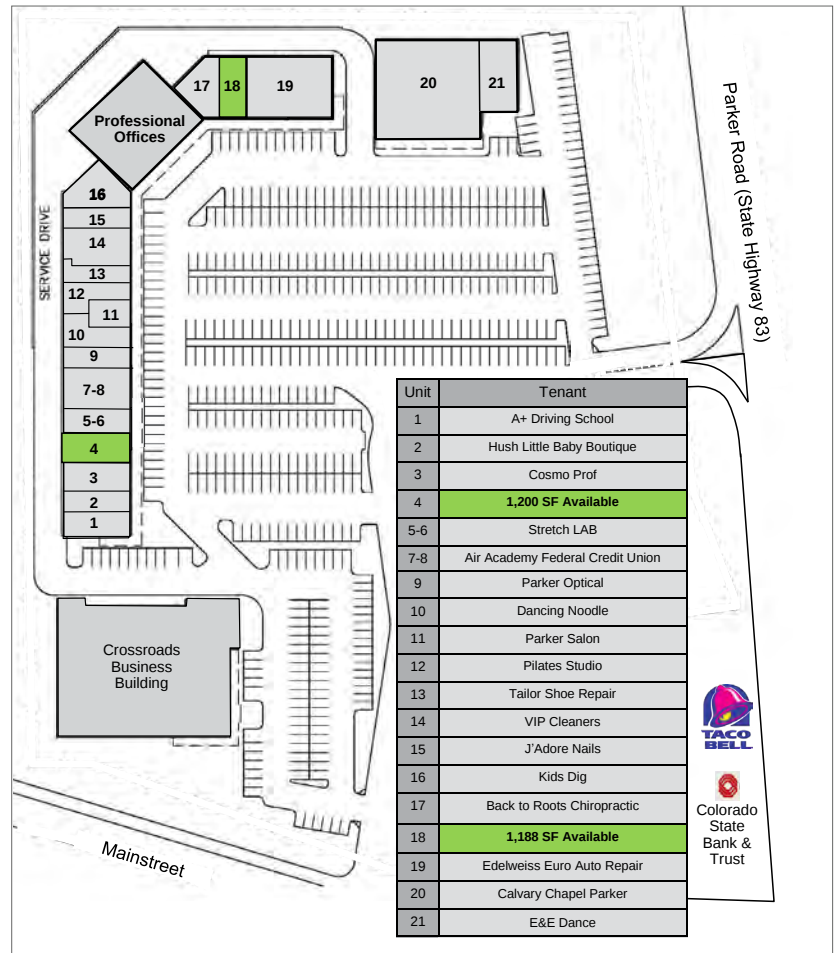
Vehicles Per Day (VPD)

Approx. 18,000 VPD at Crossroads Dr. & Mainstreet
Approx. 53,000 VPD at Parker Rd. & Mainstreet
Approx. 69,000 VPD along Parker Rd.

FLOOR PLAN



SITE PLAN



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PARKER CROSSROADS
10841 S. CROSSROADS DRIVE, PARKER, CO 80134



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PROPERTY FEATURES

- Available Immediately for Lease
- Former MedSpa Space - Landlord Flexible on Use:
Vape / Smoke / Liquor Store NOT Permitted
- Ideal Layout for Retail / Office, or Counselor / Clinic
- 5-Year Minimum Lease Term
- Active Center with Direct Parker Rd. Frontage
- EV Charging Station on site with Ample Parking
- Join Other Crossroads Tenants Including: A+ Driving School, Hush Little Baby Boutique, Cosmo Prof, StretchLab, Parker Optical, and More
- Excellent Access & Visibility at Parker Rd. & Mainstreet
- 7 Minutes to E-470, 15 Minutes to I-25, and 30 Minutes to Downtown Denver

PROPERTY DETAILS

AVAILABLE	Unit 18: ±1,188 SF
LEASE RATE	\$27.00 / SF NNN (Base Rent)
NNN / CAM RATE	\$9.00 / SF (Estimated)
MONTHLY RENT	\$3,564.00 / Month
PARKING	7.5 / 1000
BUILDING SIZE	52,560 SF
Y.O.C.	1984
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	41,261	\$138,329	\$465,521
5 Mile	128,241	\$142,333	\$471,659
10 Mile	513,325	\$143,533	\$486,487

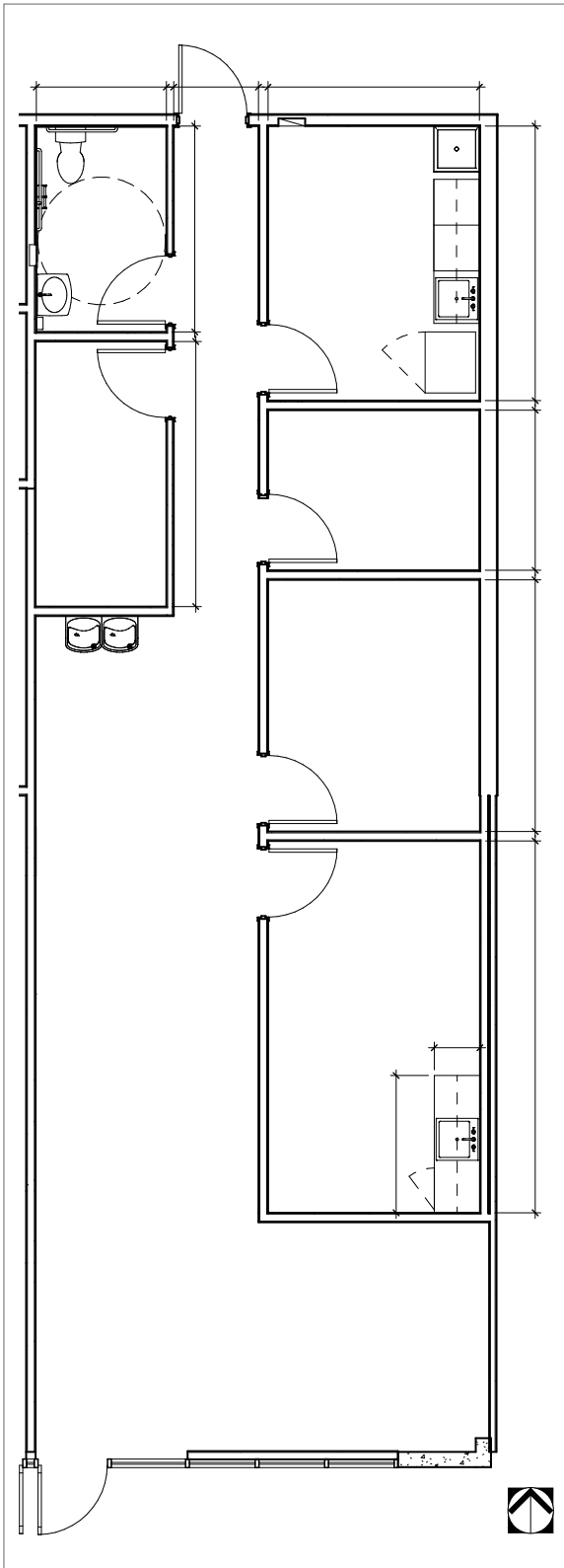
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